

MOORE, GLENN AND IDA MAY, ROWHOUSE  
(Cottage D)  
6126 Paseo Delicias  
Rancho Santa Fe  
San Diego  
California

HABS NO. CA-2303

HABS  
CAL  
37-RANSE,  
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF DRAWINGS

Historic American Building Survey  
National Park Service  
Department of the Interior  
P.O. Box 37127  
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

GLENN AND IDA MAY MOORE ROWHOUSE  
(Cottage D)

HABS No. CA-2303

HABS  
CAL  
37-RANSE  
1-

Location: 6126 Paseo Delicias, Rancho Santa Fe, San Diego County, California. Rancho Santa Fe Block D, portions lots 17 and 18; San Diego County parcel number 266-271-16.

UTM zone 11, easterly 481190, northerly 3653420

Present Owner: Paula J. Worstell, Nancy Worstell Palmer, Clarence Palmer (Trustees, Telestock Partnership)

Present Occupant: Paula J. Worstell

Present Use: residence

Significance: This building, commissioned by the Santa Fe Land Improvement Company as small-scale pre-sold speculative housing in the midst of the commercial center of the town, is one of a group of four rowhouses in the Civic Center of Rancho Santa Fe designed by Lilian Rice in emulation of urban residences in Spain. The house has a public (street) facade decorated with iron window grills and heavy wooden gate, and private front patio and back garden. It is the only one of the four rowhouses with its original interior fabric still intact.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1926. An article by Lilian J. Rice, "More Building in 1928 than ever Before," (Rancho Santa Fe Progress vol. 1 no. 7 (January 1928): 11, 14) states that in 1926 the "group of four residences were built along the west side of Paseo Delicias."

A "Completion Report" on the four Paseo Delicias rowhouses, dated April 12, 1927, and submitted to each rowhouse owner by L. G. Sinnard of the Santa Fe Land Improvement Company, states: "The Civic Center Cottages, consisting of four dwellings, were constructed by Mr. C. M. Paddock under contract dated July 12th, 1926. . . . Work on these cottages, hereinafter designated as cottage A, B, C, and D, was begun July 15, 1926 and practically completed December 1, 1926." (p. 1)

2. Architect: Lilian Jenette Rice
3. Original and Subsequent Owners: Chain of Ownership taken from Assessment Records, Santa Fe Irrigation District, Rancho Santa Fe, and Property Records, Rancho Santa Fe Association:

1922-1926 title to portions lots 17 and 18, Block D owned by Santa Fe Land Improvement Company

1926-1945 owned by Glenn A. and Ida May Moore (sales contract C-267)

1945-1982 owned by Ida May Moore

10/20/82 sold by Ludi Moore, trustee, to Paula J. Worstell, Nancy Worstell Palmer, Clarence Palmer, Trustees, Telestock Partnership.

4. Builder, contractor, suppliers: The builder/contractor, as cited in the "Completion Report," was C. M. Paddock, an independent builder in Rancho Santa Fe. This document does not mention, nor is there any other evidence of, the names of any suppliers or subcontractors who worked on the project, although, under the terms of the contract between the Santa Fe Land Improvement Company and Paddock signed on July 12, 1926, subcontracting work was permitted. No information on Paddock has been obtained.
5. Original plans and construction: The original plan of the Moore rowhouse, as documented in the October 1928 Architectural Record (p. 318, far right; copy included as supplemental material for HABS No. CA-2310), is still extant in 1991. It shows a two-bedroom residence, with living room, dining room, kitchen, and bathroom with shower. There are closets in the kitchen (utility), hallway, and north bedroom. A small covered entryway from the gate on the street facade leads to the front door and opens through an archway on to the front patio. There is also a small open window in the entryway looking on to the patio. This patio, and a back garden beginning beyond a low wall at the end of the patio, occupy the rest of the property. A garage occupies the southwest corner of the lot, facing the alley. Early views of the building can be seen in Rancho Santa Fe Progress vol. 1 no. 12 (June 1928): 4, and of the open entryway, Rancho Santa Fe Progress vol. 2 no. 2 (August 1928): 6.

C. M. Paddock's original bid for the construction of Cottage "D" was \$6,842.64, submitted to the Santa Fe Land Improvement Company on June 18, 1926. The final cost to the Moores was \$7,463.13; this sum included \$456.90 of alteration orders specified by the purchasers during construction.

6. Alterations and additions: The replacement of the small porch and steps leading down to the back garden from the kitchen and north bedroom with a larger covered porch is the sole major alteration to the original building. Minor alterations include the covering of the original wood plank kitchen floor with linoleum c. 1931, and the replacement of the original floor heater in the living

room in circa 1938. The only addition, which can be dated to circa 1940, is the one-room cottage (10' x 11') built just beyond the porch in the back garden by Glenn A. Moore, the original owner, for the use of his son, Lundi.

- B. Historical context: Among the first residences to be built in Rancho Santa Fe, the Moore rowhouse, like the three others in the row constructed simultaneously, were commissioned by the Santa Fe Land Improvement Company, and designed by its resident architect Lilian Rice, of the San Diego firm Requa and Jackson. The first owners, Glenn A. and Ida May Moore, owned several other parcels of land in Rancho Santa Fe. From Santa Ana, where Glenn Moore had worked for a landscaping firm, the Moores had moved to Rancho Santa Fe in 1925 at the urging of Sidney Nelson, who at that time worked for the Santa Fe Land Improvement Company as assistant project manager. The Company then established Moore as its resident landscape architect; while he ran his own business, his services were available to all those who purchased property in Rancho Santa Fe. (This was the typical relationship between the Santa Fe Land Improvement Company and the professional people whom they brought to Rancho Santa Fe.) At first, the Moores rented a small adobe home at 6347 Paseo Delicias, owned by A. B. Harlan, an early investor in the development. In August 1926, when the four rowhouses in the Civic Center were completed, the Moores bought this building (Santa Fe Land Improvement Company sales contract C-267).

Moore was involved with landscaping various properties, including La Morada (HABS No. CA-2307), the guest house for visitors to Rancho Santa Fe, and the garden and patio of this building as well. His office and nursery were located in the patio of the Administration Building in the Civic Center (HABS no. CA-2306 B). As resident landscape architect, Moore was intimately involved with transforming Rancho Santa Fe from a barren, desert-like setting into a landscape suitable for habitation and cultivation. However, with the sharp decline in land sales brought on by the Depression, Moore was forced to close his landscaping business. For a time, he worked in the same profession at a nursery in nearby La Jolla. His wife, who had been his bookkeeper, worked as the Rancho Santa Fe postmistress, and later did freelance secretarial work for Sidney Nelson. Both of the Moores were active in local activities. Glenn Moore held positions in the Rancho Santa Fe Association, and in the early 1930s started Rancho Santa Fe's first Boy Scout Troop. Ida May Moore was also active in the Association, as well as in the Golf and Garden Clubs. In 1940, Glenn Moore was named manager of the Rancho Santa Fe Golf Course, a position he held until 1946. In that year, the Moores divorced, and Glenn Moore left Rancho Santa Fe. Ida May Moore continued to reside in this rowhouse until her death in 1982, when it was sold to the present owners.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: This rowhouse is one of four designed as a unit by Lilian Rice and built simultaneously in 1926. As residential structures fully integrated within the semi-urban core of Rancho Santa Fe, yet architecturally segregated from the neighboring commercial strip through the use of varied setbacks, enclosed patios and gardens, low gable and flat parapet roofs, and decorative ironwork, the rowhouses are a major example of Rice's use of the Spanish vernacular idiom to give variety and character to Rancho Santa Fe's Civic Center.
2. Condition of Fabric: Good. Virtually unaltered.

B. Description of Exterior:

1. Over-all dimensions: This one-story rowhouse, with overall dimensions of 55' x 35', is asymmetrical in plan and facade. It is also the smallest of the four rowhouses on Paseo Delicias in terms of living area. The building features a small front patio and a larger back garden, which occupy about 80 percent of the property space. In the southwest corner of the complex is a one-car garage, 12' x 24'; the entire compound is surrounded by a garden wall.
2. Foundations: 2' high x 1' wide poured concrete perimeter wall with interior piers.
3. Walls: Exterior walls of the structure are frame with stucco; they are generally 8" thick, except on the street facade where they measure 1'-3".
4. Structural system, framing: Wood frame construction, with poured concrete piers embedded in the foundation soil.
5. Patio, stoops: The front entryway, 6' x 7', opens on to the front patio, 26' x 20'-6", with random stone paving, and landscaped beds on all sides. The original concrete stoop in the back has been covered by the replacement porch.
6. Chimneys: The brick chimney serves the living room fireplace. The chimney stack, centered, rises 1'-9" above the roof line, and is stuccoed white. Construction alteration order #1, as noted in the "Completion Report," specified that the "chimney [was to be] built with 4" brick walls instead of 8" walls." The flue was "to be plastered both inside and outside except where exposed to the weather." (p. 21)

7. Openings:

- a. Doorways and doors: The entrance gate from the street has a large, heavy, arched tongue-and-groove side-hung plank door with its original iron knocker and decorative iron bolt. The braced, wooden plank alley gate is side-hung and has a metal latch. The front door is tongue-and-groove, side-hung, with original iron latch. Access to the back patio is gained by a four-light french door and exterior screen door from the kitchen, and by a four-light french door (screen door here has been removed) from the north bedroom. Construction alteration order #1, as noted in the "Completion Report," specified that the "transom window in bedroom #2 of 'D' [was] to be omitted, and a french door #400 -- 4 lights-4 high and a full screen door to replace it. French door #400 4-lights-4-high, and full screen door instead of a stock sash door #302 for the kitchen." (p. 23)
- b. Windows and shutters: Typical windows are wood-framed single-sash casement with wood sills. Other window types include fixed sash with flanking casements facing the interior patio in the living room, and eight-light french windows facing the street from the living room and dining room. On the street facade, there are decorative iron grills. Construction alteration order #1 specified that the "windows in the south elevation of the living room [were] to be 4 lights, 4 high." (p. 23)

8. Roof: The roof over the back half of the building is flat with a parapet, covered with built-up roofing. Over the front living room-dining room bay, however, the roof is gabled, with a medium pitch. There is also a gable roof over the entryway, perpendicular to the main roof, with exposed construction underneath. Here, the left side of the gable extends much further than the right. The gable roofs are covered in red regularly laid Spanish tile. Construction alteration order #2 required the contractor "to use Granada machine-made pan tile on roof in place of hand-made pan tile." (p. 24)

Clay tile scuppers project through the parapet wall for drainage, on every facade. On the gable ends there are clay tiles projecting through the exterior wall to the attic space, in order to provide ventilation.

9. Decorative features: Decorative iron lamps on the street wall, inside the front patio, and on the garage wall. Decorative iron window grills on the street facade. Construction alteration order #4 noted that "exterior front entrance fixtures [were] to be selected by the owner." (p. 28)

C. Description of Interior:

1. Floor plans: The living room and the dining room are in the front of the structure, facing Paseo Delicias; with the kitchen and a small utility closet directly behind. Two bedrooms in the back open into a small hall, which is reached through the living room.
2. Flooring: Narrow board oak, with blue and white ceramic tile in bathroom. Construction alteration order nos. 1 and 4 specified that "13/16" select oak flooring [and oak toe mold were] to be used in all rooms except the bath, instead of O.P. flooring." (p. 21, 24) Alteration order #7 required the contractor to "add blue floor tile in bathroom as selected by owner." (p. 30) Original flooring has been replaced by colored linoleum in kitchen. There is a patch of tile on the hearth of the fireplace.
3. Wall and ceiling finish: Painted plaster only. Original wooden toe molding in every room except the bath; partially removed in kitchen. Wooden wainscot rail and tile toe molding in bathroom.
4. Openings:
  - a. Doorways and doors: Despite the request made in construction alteration order #1, that "3-ply 1 3/8" built-up doors, surfaced and chamfered both sides, [be used] instead of stock one-panel doors," (p. 23) the typical door in 1991 is one-paneled. There is a rounded archway from the living room into the dining room, and a flat archway from the living room to the hallway. There is a one-paneled swinging door from the dining room into the kitchen. Construction alteration order #9 requested that the contractor "change the door in living room to open into hall." (p. 33)
  - b. Windows: Screened on the inside to allow for ventilation.
5. Decorative feature and trim: Built-in wooden bookshelves in the hallway, one on either side of the opening to the living room. Plastered mantelpiece above fireplace. Alteration order #4 specified that there were to be "hand wrought [electric light fixtures] finished with rub finish in the living room, entrance hall, and bedrooms." (p. 28)
6. Hardware: Original decorative iron curtain rods: two in living room, one in dining room, two in south bedroom. Alteration order #4 specified that "finish hardware to be stock Western Metal hardware, nickel finish in bath, kitchen and laundry, and sanded brass finish in all other rooms." (p. 28)

7. Mechanical equipment:

- a. Heating, ventilation: Original electric heating system still extant; including the wall heater in bathroom. In kitchen above range, ceiling bends upwards to a small vent. The floor furnace in the living room is a ca. 1938 replacement. Alteration order #8 specifies the contractor "To build up a 30 gallon full automatic everhot water heater with a 4000 watt element. This to be properly insulated." (p. 31)
- b. Lighting: Original decorative iron wall sconces: two each in living room, north bedroom, and south bedroom. Alteration order #4 specified that there were to be "hand wrought [electric light fixtures] finished with rub finish in the living room, entrance hall, and bedrooms." (p. 28)
- c. Plumbing: Original cast iron, two-compartment sink with drainboards in the kitchen; all other plumbing fixtures are modern. Alteration order #1 requested that the contractor install a "shower instead of bath tub in 'D', with Speakman Mixometer with china wall plate and swivel china head. Shower to be covered with an approved metal lath and plastered 2 coats of cement plaster troweled to a smooth polished surface. Shower to have a cement floor." (p. 21) Alteration order #2 specified the placement of "a nickel plated curtain rod in shower." (p. 24)
- d. Other: Kitchen contains all original appliances (except refrigerator), cabinets, and sink. Alteration order #5 requested that the contractor "add cupboards in kitchen of 'D' as shown on attached blueprint." (p. 29) Wood-plank box enclosing original electrical meter and panel located on the back wall of the north bedroom. Alteration order #1 "specified that a radio plug was to be installed 'where directed;'" and that a "110 power plug and plate for electric iron in kitchen" and a "220 power plug for refrigerator in kitchen" also be installed. (p. 21) Alteration order #3 specified that the residence was to be wired "for telephones to be installed at a later date;" that the contractor was to "place a double power plug in the dining room instead of a single power plug; place a 110 volt power plug near the radio plug;" and "add a base plug on the west wall of the living room." (p. 26)

D. Site:

1. General setting and orientation: The house faces east onto Paseo Delicias, the main street and village center of Rancho Santa Fe; it backs onto an alley which cuts through the block.



2. Historic landscape design: Although the original landscape design for this property is unknown, it is clear from the reminiscences of Lundi Moore, son of the original owners, that his father, Glenn, who ran a nursery and landscape architecture office in Rancho Santa Fe, reworked a considerable part of the original landscaping to suit his and his family's taste. Lundi Moore's reminiscences are appended to this report as supplemental material.

Today, there are still many plantings in the gardens, including grass, palm, cypress, pepper, and other trees. The grill mentioned by Lundi Moore is still extant, although long abandoned, near the back wall of the lot.

A wall of concrete block, stuccoed completely on the street facade and partially on the sides, surrounds the complex. Facing the street, the wall is 7' in height; the other three sides vary in height from 5' to 6' according to the slope of the site. This surrounding wall curves at the southeast corner of the lot, where it meets the adjoining house. There are gates opening on to both the street and alley.

3. Outbuildings: There is a concrete block 12' x 24' garage, featuring a flat roof which slopes toward the alley, to allow rainwater to run off, and two sets of casement windows. 2' thick tongue-and-groove pair of side-hung garage doors, with latches on both interior and exterior, appear to be original. Construction alteration order #8 required the contractor "to build a store room partition in garage D of T&G flooring with a stock 2'0" door where directed. Store room to be mouse proof. Provide screens for windows." (p. 32) This room was presumably used for storage, and is no longer extant. There is also a one-room 10' x 11' board and batten cottage, (ca. 1940) with built-in bookshelves, four-light french door, and two sets of fixed sash windows with flanking casements.

### PART III. SOURCES OF INFORMATION

#### A. Original Architectural Drawings:

Architectural Record 64 (October 1928): 318.

#### B. Early Views:

"Douglas Fairbanks - Mary Pickford" Scrapbook, Rancho Santa Fe Historical Society Archives, n.d.

McGroarty, John Steven. The Endless Miracle of California. n.p., n.d.

The Endless Miracle 1 no. 1 (July 1927): 4.

Rancho Santa Fe Progress 1 no. 10 (April 1928): 8; 1 no. 12 (June 1928):  
4; 2 no. 2 (August 1928): 6.

Architectural Record 64 (October 1928): 321.

Clotfelter, Connie. Echoes of Rancho Santa Fe. Rancho Santa Fe:  
Congreg, 1985. p. 52.

C. Interviews:

Lundi Moore telephone interview with Lauren Farber, 6 August 1991.

D. Bibliography:

1. Primary and unpublished sources:

"Completion Report. Civic Center Cottages, Rancho Santa Fe,  
California. April 12, 1927." Collection of Lundi Moore.

Lundi Moore handwritten letter to Lauren Farber, 31 July 1991.

Nelson, Charles. "Earlier Years in San Diego and Rancho Santa Fe."  
1989. Rancho Santa Fe Historical Society Archives.

2. Secondary and published sources:

Clotfelter, Connie. Echoes of Rancho Santa Fe. Rancho Santa Fe:  
Congreg, 1985.

Eddy, Lucinda Liggett. "Lilian Jeanette Rice: The Lady as  
Architect." M.A. Thesis, University of San Diego, 1985.

\_\_\_\_\_. "Lilian Jenette Rice: Search For A Regional Ideal."  
Journal of San Diego History 29 (Fall 1983): 262-285.

Gebhard, David, and Robert Winter. A Guide to Architecture in Los  
Angeles and Southern California. Santa Barbara, CA:  
Peregrine Smith, 1977.

Moore, Glenn A. "Creating Atmosphere through Landscaping." Rancho  
Santa Fe Progress 1 no. 7 (January 1928): 8-9.

Rice, Lilian J. "More Building in 1928 than ever Before." Rancho  
Santa Fe Progress 1 no. 7 (January 1928): 11, 14.

E. Supplemental Material:

Page 11: Contract, cost, and alteration information taken from  
"Completion Report. Civic Center Cottages, Rancho Santa Fe,  
California. April 12, 1927." Collection of Lundi Moore.

Page 14: Lundi Moore, "Early Memories" typescript.

Prepared by:

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Rancho Santa Fe, CA  
June 1991

PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) in cooperation with the Rancho Santa Fe Historical Society, Inc. and Rancho Santa Fe Association. Under the direction of Robert J. Kapsch, Chief, Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER), and Paul Dolinsky, Chief, Historic American Buildings Survey and Project Leader, the documentation was completed in the HABS field office at Rancho Santa Fe, California during the Summer of 1991 by Professor John P. White (Texas Tech University), Project Supervisor; Architectural Technicians Sheri L. Bonstelle (Columbia University); Juan Tampe (Catholic University of America); Piotr Trebacz (Warsaw University of Technology, Poland, U.S./I.C.O.M.O.S.); E. Matthew Walter (University of Hawaii at Manoa); and Architectural Historian Lauren Farber, Sally Kress Tompkins Fellowship Recipient (University of Delaware).

APPENDIX: CONTRACT, COST, AND ALTERATION ORDER INFORMATION FROM: "Completion Report. Civic Center Cottages, Rancho Santa Fe, California. April 12, 1927." Collection of Lundi Moore.

PAGE      ACTION

1      Santa Fe Land Improvement Company sales contract #267 signed by Glenn A. and Ida May Moore on August 28, 1926.

7      C.M. Paddock bid for Cottage "D" on June 18, 1926: \$6842.64

8      Final cost of Cottage "D" (as of April 12, 1927):  
percentage of cost of all four cottages: 23.97%  
cost exclusive of alteration orders: \$7006.23  
cost of alteration orders: 456.90  
final cost: 7463.13

9      SUMMARY OF ALTERATION ORDERS:

<u>Item</u>	<u>Add</u>	<u>Deduct</u>
1	\$166.94	\$ 17.50
2	38.18	11.67
3	16.40	
4	97.69	
(5)		
6	30.75	
7	7.50	
8	70.75	20.00
9	77.86	
TOTALS:	506.07	47.17

FINAL TOTAL OF ALTERATION ORDERS: \$456.90

Alteration Order #1

- 21      -Chimney built with 4" brick walls instead of 8" walls. Flue to be plastered both inside and outside except where exposed to the weather.  
-Shower instead of bath tub in "D," with Speakman Mixometer with china wall plate and swivel china head. Shower to be covered with and approved metal lath and plastered 2 coats of cement plaster troweled to a smooth polished surface. Shower to have a cement floor.  
-110 power plug and plate for electric iron in kitchen.  
-220 power plug for refrigerator in kitchen.  
-13/16" select oak flooring used in all rooms except bath instead of O.P. floors.
- 22      -Form and pour a retaining wall for service yard wall at "D." Retaining wall to be approximately 30' long with an average height of 18". No steel required.
- 23      -Windows in south elevation of living room to be 4 lights, 4 high.  
-3 ply 1 3/8" built-up doors instead of stock one-panel doors.

Built-up doors to be surfaced and chamfered both sides. Transom window in bedroom #2 of "D" to be omitted, and a french door #400 -- 4 lights-4 high and a full screen door to replace it. French door #400 4 lights-4 high, and a full screen door instead of stock sash door #302 for kitchen.

Alteration Order #2

- 24 -To place a nickel plated curtain rod in shower.  
-To use Granada machine-made pan tile on roof in place of hand-made pan tile.  
-Use oak toe mold in all rooms having oak floor in place of O.P. toe mold.
- 25 -At a point 20' back of residence "C" make an extension of the fire line to the service yard wall between "C" and "D," bring a riser through the wall and place a hose rack and hose as called for in wall between "A" and "B." Owner will furnish hose, hose rack, and valve.

Alteration Order #3

- 26 -Wire residence for telephones to be installed at a later date.  
-Place a double power plug in dining room instead of a single power plug.  
-Place a 110 volt power plug near radio plug.  
-Add a base plug on west wall of living room.  
-Hinge screen and center window of the group of 3 in the west side of the living room of "D."

Alteration Order #4

- 28 -Finish hardware to be stock Western Metal hardware, nickel finish in bath, kitchen and laundry, and sanded brass finish in all other rooms. Front door trim to be a dead black - thumb latch selected by owner.  
-Electric light fixtures to be hand wrought fixtures finished with rub finish in living room, entrance hall and bedrooms. All other interior fixtures and rear exterior fixtures to be stock fixtures. Exterior front entrance fixtures to be selected by owner.

Alteration Order #6

- 29 -Add cupboards in kitchen of "D" as shown on attached blueprint.

Alteration Order #7

- 30 -Wire brush the redwood gate at entrance. This to be wire brushed on one side only.  
-Add blue floor tile in bathroom as selected by owner.

Alteration Order #8

- 31 -To build up a 30 gallon full automatic everhot water heater with a 4000 watt element. This to be properly insulated.  
-To finish bathroom and kitchen as follows:  
First coat: 1/4 P&L Filtex to 3/4 Interior Liquid Surfacer.

Second coat: Interior Liquid Surfacer.

Third coat: ILS equal parts with Gloss Tocolite Enamel.

Fourth coat: Eggshell Tecolite Enamel. Remove the finish from the refrigerator and enamel all exposed woodwork of same in like manner.

- 32 -To build a store room partition in garage D of T&G flooring with stock 2'0" door where directed. Store room to be mouse proof. Provide screens for windows.

Alteration Order #9

- 33 -Lay sidewalk to curb.  
-Change door in living room to open into hall.

Early Memories:

The first refrigerator had its moving parts in the crawl space under the kitchen. Dad and a parade of repairmen spent a lot of time under there. It was replaced by the present refig in the early 30s. I think the original was a Kelvinator, replaced by a Frigidare.

The space wherein the additional room was built was originally a service yard area, clothes lines, etc. Earliest memory I have is a dim one of a sand box. Later on can remember a hanging bird feeder from one of the lines. Next came a large pen for pigeons (for me). That lasted about 3 or 4 years. Dad then tore it out and put in the room for me. That must have been about '39 or '40. After I went to the Naval Academy, Mom used it as an office and storage.

Believe the original floor in the kitchen was wood, as I remember Dad laying the linoleum floor. Speaking of floors, Mom didn't like the light wood so Dad stained them around the edges of the rugs in the Dining room and Living room.

Heating was never great. The fireplace (I can remember popping popcorn in it - 3 or 4 years old) was used for a few years with a supplemental electric heater in the dining room under the table. I still have remnants of a scar on my leg where the guard bar branded me. An oil heater was installed in the fireplace with a tank that had to be filled on the back of it (about a 2-3 gallon tank). As you can imagine it was smelly. Later a fuel (55 gallon) tank was set-up outside with a copper feed pipe to the heater. That took care of the constant filling and cut down the smell somewhat but it was a big ugly thing. The electric floor heater was the replacement in '38 to '40.

First Christmas trees I can remember were set up in the dining room in front of the window, clip on glass birds and bubble candle lights. Most gifts were handmade for me by Dad: a wooden toy gun and a slide come to mind, probably 5 years old. After that a small tree on the table behind the front door.

Milk was delivered by Sprague's Dairy. They had their place just below the old Osuna adobe towards Fairbanks Ranch. They drove an old (maybe it was new) open truck with wet gunny sacks on top of the milk containers with ice on them. Mom was working so the milk would sit outside and get sour. She made sure they took it inside and put it in the refig. The key was under the door mat (no, before it hung on a nail on one of the beams in the front porch ceiling hidden by a jade plant that grew there). I used to stay at Sprague's Ranch when both Mom and Dad had to go to Santa Ana for Dad's father's sickness and funeral and his mother's accident (hit and run) and funeral. I'd help drive in the cows and watch them milk, including the milk to the cat routine. Played dominoes with Sprague's grandfather at dining table by Kerosine light. The two boys, one was named Paul, were in Dad's Boy Scout Troop (the Ranch's first). I can dimly remember watching one meeting. (4 or 5 years old). It disbanded long before I came of B.S. age. Maybe Bob Nelson can remember its age.

Bob N. and John Megrew were the "big boys" in town. John's grandmother lived next door and Bob just beyond. I was in awe of them. They used to have rubber band guns (band cut from inner tubes stretched over wooden gun barrels to clothes pins). Can still remember two of them on their (Bob's) garage roof with the attackers on the ground. I guess I was 4 or 5. He had a little model steam engine that fascinated me.

My nursemaid (Nanny I guess they are now) Mrs. Van (she had a longer Dutch name) roomed next door with Mrs. Megrew but when the Depression wiped out Dad's nursery and landscaping business there was no money for Mrs. Van. She moved to National City and the last time I saw her, Mom and I went to visit her in her room where she lived. It was in one of those round Victorian rooms perched out with window on about 270° of its sides. Her hobby was painting but her eyesight was failing. I guess I was 7 or 8. I still have a small picture of a blue jay she painted. I have warm fond feelings about her but no specific memories other than being led into Mrs. Megrew's house by the hand.

John Megrew of course died in the Bataan Death March and the daughter, Mary, died of T.B. The father (postmaster) brought her in to lay in bed at the grandmother's often. I can remember Mother and Dad being upset that they kept moving her every day. As the Megrew's were Christian Scientists she didn't get any medical treatment which annoyed Mom too. I think she was older than John. I visited her once and she tried to show me how to do a clarinet. She was propped up in bed. I never saw her again. (9 or 10 years old - guessing). The clarinet lasted about 2 weeks. I don't think I ever got a note out of it.

Dad liked birds. Mom liked dogs. They had two German shepherds (brothers) when they first moved into the house. Their pen was extreme back of the yard. I can dimly remember peeking at them through their fence. They both died of distemper when I was 3 or 4. Dad had an aviary in the NE corner of the backyard. Must have been about the same time as the dogs, I can remember seeing it and Dad going into it for something. Later he hatched pheasant and quail eggs under a bantam hen (my pet). For years we had a pair of quail nests in the yard. The young would make their exit through a drain channel that ran under the back gate. After the pheasants were grown they would come back to roost on a trellis that was right outside the back (N) bedroom window. Actually I guess that was my swing set. It had pipe between the 2 4x6 uprights from which hung a swing. At any rate the birds roosted on top and furry visitors would come in at nights hunting for dinner. Dad set a jaw trap in that channel under the gate and the next morning shot the captive with a .22 (which I still use for varmints). On the occasion of capturing a skunk it was an olfactory disaster for the neighborhood. Weasels and possums were the usual catch. Not too many actually.

The yard underwent a considerable amount of change over the years. In front Dad had put in a semi-circular fish pond against the wall with Megrew's chimney. Raised above it was a smaller water pond that was fed by a copper tube. The water then trickled into the fish pond. From thence it went to a bigger deeper pond that was against the wall of Megrew's house just down from



where the low wall separates the gardens. (See drawing). The front garden was primarily tree ferns during my youth and beyond. The original planting had been something else but they were shedders that Mom detested. There were also 4 big eucalyptus in the backyard, 2 in the lawn and 2 where the brick patio is. That used to be semi-shaded by a framework of 3 or 4' diameter. Eucalyptus trunks that were then covered by 2 Cherokee roses. Also between those 2 trees Dad constructed my first tree house with a gunny sack roof - from which I fell onto a redwood bench. (5 or 6 years old). I keep the bench around as a reminder "One hand for the ship and one hand for self." It sure didn't discourage me from tree houses. I still build them.

Dad and Mom grilled a lot of steaks on that grill. Later on I used to sit for house melting lead and making lead soldiers. Used to make intricate forts and tunnels in a dirt bank on the edge of the street behind the house and then bombard them with rocks. Can remember when that big earthquake of '32, I think it was, hit. I was standing outside when the car in front of the house started rocking back and forth. Remember Mom yelling at me to stay away from the house and car. No new cracks in the house, just the usual from being built on clay soil. We owned the lot next door so before golf became their passion Dad and his Mexican crew from the nursery leveled a half a tennis court adjoining the house and they practised hitting there. Later on when I could hold a racquet I did the same. Later on a basketball backboard went up on a tree that adjoined it and that took up many an hour.

One of my jobs was burning the garbage. A large section of concrete drain pipe, 3 or 4" diameter, was outside the wall at the NE corner of the lot. That was the incinerator. Prunings from the garden were thrown over the wall where we hauled them to a burn pile at the rear of the vacant lot for periodic burning. The lot was also a "victory" garden during the war.

ADDENDUM TO:  
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